

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
 2 PROPERTY LOCATED AT 15400, 15417, 15420 AND 15424 PECAN STREET
 3 (F.M. 1825 ROAD) FROM COMMUNITY COMMERCIAL-CONDITIONAL
 4 OVERLAY (GR-CO) COMBINING DISTRICT TO COMMUNITY
 5 COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.

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 7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

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 9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
 10 change the base district from community commercial-conditional overlay (GR-CO)
 11 combining district to community commercial-conditional overlay (GR-CO) combining
 12 district on the property described in Zoning Case No. 014-05-0118, on file at the
 13 Neighborhood Planning and Zoning Department, as follows:

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 15 Lots 1A, 2, 3, and 5A Block A, Cinemark Subdivision, Amended Plat of Lots 1
 16 and 5 Cinemark Subdivision, a subdivision in the City of Austin, Travis County,
 17 Texas, according to the map or plat of record in Plat Book 101, Page 50, of the Plat
 18 Records of Travis County, Texas (the "Property").

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 20 locally known as 15400, 15417, 15420, and 15424 Pecan Street (F.M. 1825 Road), in the
 21 City of Austin, Travis County, Texas, and generally identified in the map attached as
 22 Exhibit "A".

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 24 **PART 2.** The Property within the boundaries of the conditional overlay combining district
 25 established by this ordinance is subject to the following conditions:

- 26
 27 1. The maximum height is 30 feet from ground level for a building or structure within a
 28 100-foot wide area along and adjacent to Pecan Street (F.M. 1825 Road).
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 30 2. The maximum height is two stories for a building or structure within a 100-foot wide
 31 area along and adjacent to Pecan Street (F.M. 1825 Road).
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3. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property generate traffic that exceeds the number of trips per day as shown in the following chart:

Lot	Trip limit
Lot 5A	3,068
Lot 1A	3,642
Lot 2	416
Lot 3	1,460
	8,586

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on _____, 2006.

PASSED AND APPROVED

_____, 2006

Will Wynn
Mayor

APPROVED: _____
David Allan Smith
City Attorney

ATTEST: _____
Shirley A. Gentry
City Clerk